



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Charles G. II & Sally Manly and Michele Near
Tax Map 221, Lots 25 & 15**

April 14, 2016

**Applicants: Charles G. II & Sally Manly
946 Coleman Avenue
Fairmont, WV 26544-3531**

**Michele Near
PO Box 844
Center Harbor, NH 03226**

**Location: 37 Long Point Road and Forty Acre Field Road
(Tax Map 221, Lot 25 & Tax Map 221, Lot 15)**

On April 13, 2016 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Charles G. II & Sally Manly and Michele Near (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 4,710 +/- sq. ft. from TM 221, Lot 15 to adjacent TM 221, Lot 25, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on April 13, 2016. At the regularly scheduled Planning Board meeting on April 13, 2016, the Board voted five (5) in favor (Bartlett, Quinlan, Hoch, Larson, Wakefield), none (0) opposed, to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All boundary corner pins shall be shown and set in conformance with the plan entitled, "Boundary Line Adjustment Plan, Prepared for Charles G. Manly, II, Tax Map 221, Lots 25 & Lot 15, 37 Long Point Road, Forty Acre Field Road, Town of Moultonborough, Carroll Co., NH, 3-14-2016. Prepared by Ames Associates, prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll

County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

5. Final Plat

Surveyor's seal and signature, and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds, revise plan to correct the property address in title block on the plat prior to the Chair signing; and the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format.



Scott R. Bartlett
Chairman

Date 4-5-16